

CITY OF MOUNTAIN VIEW
RESOLUTION NO. 15910
SERIES 1995

A RESOLUTION APPROVING AN AMENDMENT
TO THE GENERAL PLAN RESIDENTIAL LAND USE CATEGORIES

WHEREAS, on July 5 and 19; August 2, 16 and 30; September 6 and 20; and October 3, 1995, the Environmental Planning Commission held duly noticed public hearings and thereafter forwarded its recommendations to the City Council that the General Plan text be amended to create a land use category called Medium Density Residential and to change the allowable densities and descriptions of the Medium-High Density Residential and the High Density Residential categories; and

WHEREAS, on October 31, November 28 and December 12, 1995, having given notice as required by City Code Section 36.45.2, the City Council held public hearings to consider adoption of said amendment to the General Plan text; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View:

1. Findings:

a. That the City Council of the City of Mountain View finds and determines that the proposed General Plan text amendments and the final Whisman Precise Plan Environmental Impact Report have been reviewed, and the final Environmental Impact Report is in accordance with State and City environmental impact guidelines and has been certified by the City Council. Mitigation measures set forth in the final Environmental Impact Report shall be enforced by the City of Mountain View.

b. The revision of the land use categories is appropriate because:

(1) The revisions divide two existing residential categories (Medium-High Density and High Density) into three categories (Medium Density, Medium-High Density and High Density) with each category covering a more narrow range of densities that more closely correlates with actual building types than was the case with two categories.

(2) The new Medium Density Residential category covers small-lot, single-family, townhouses, apartments and condominiums at 13 to 25 dwelling units per acre; the revised Medium-High Density Residential category covers only apartments and condominiums at 26 to 35 dwelling units per acre; and the High Density Residential covers apartments and condominiums close to transit, shopping and public facilities at an allowable density of 36 to 80 units per acre.

(3) When applied to specific sites, the designations will more clearly define which types of housing are appropriate.

2. Determination:

That the General Plan is hereby amended to revise the residential land use categories as defined on Page 48 of the General Plan and as more particularly described below:

(1) Definition of land uses and intensity.

Residential

Medium Density Residential. This designation is intended for small-lot, single-family, townhouses and multi-family housing that has open space areas for private and common use. The allowable density is 13 to 25 units per acre, and the resulting population is 27 to 53 persons per acre.

Medium-High Density Residential. This designation is intended for multiple-family housing that is consolidated to provide generous open space areas for common use. Apartments, condominiums and other similar types of uses are allowed in this category. The allowable density is 26 to 35 units per acre, and the resulting population is approximately 55 to 74 persons per acre.

High-Density Residential. This designation is intended for multiple-family housing that is close to transit, shopping and public facilities. Apartments, condominiums and similar types of residential uses are allowed in this category. The allowable density is 36 to 80 units per acre, and the resulting population is approximately 76 to 170 persons per acre.

The foregoing Resolution was regularly introduced and adopted at a Regular Meeting of the City Council of the City of Mountain View, duly held on the 12th day of December, 1995, by the following vote:

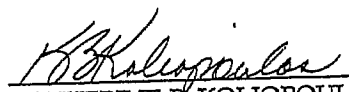
AYES: Councilmembers Bonnell, Cochran, Faravelli, Takahara, and Mayor Figueroa

NOES: Councilmember Kleitman

ABSENT: Councilmember Freelen

NOT VOTING: None

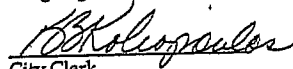
ATTEST:


KATHERINE B. KOLIOPOULOS
CITY CLERK

APPROVED:


PATRICIA FIGUEROA
MAYOR

I do hereby certify that the foregoing resolution was passed and adopted by the City Council of the City of Mountain View at a Regular meeting held on the 12th day of December 1995 by the foregoing vote.


City Clerk
City of Mountain View